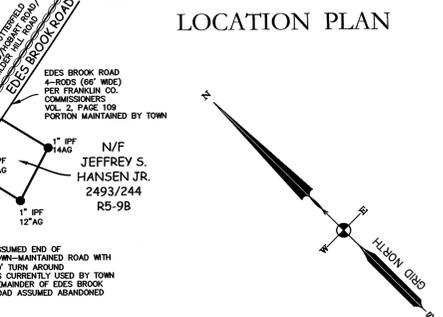
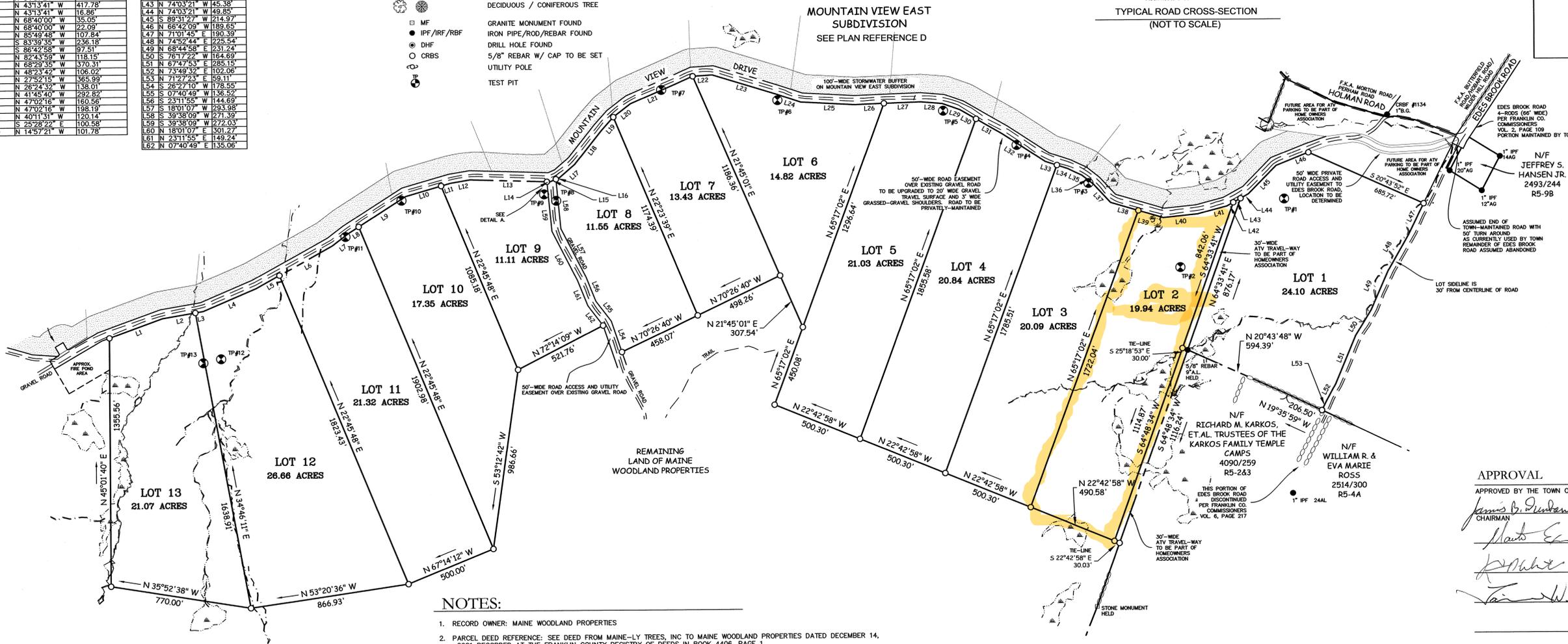
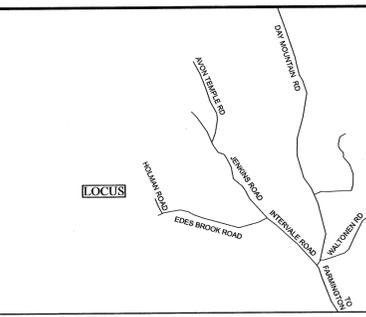
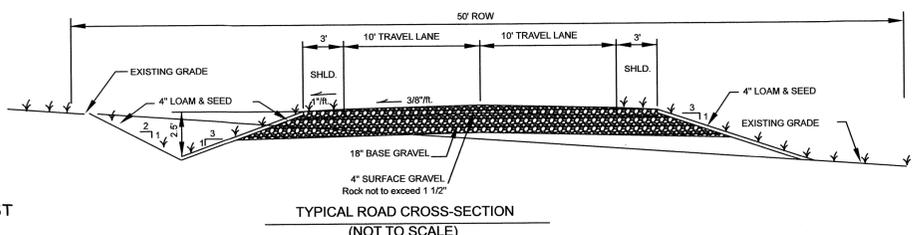


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 64°52'30" W	307.28	L31	N 14°57'21" W	1185.76
L2	N 54°42'54" W	182.16	L32	N 11°48'29" W	277.51
L3	N 54°42'54" W	43.82	L33	N 26°55'58" W	666.20
L4	N 68°03'41" W	312.81	L34	N 26°55'58" W	61.38
L5	N 73°59'57" W	146.11	L35	N 20°18'56" W	83.77
L6	N 73°59'57" W	331.51	L36	N 06°36'02" W	79.35
L7	N 82°24'19" W	109.66	L37	N 02°21'27" E	137.33
L8	S 77°33'07" E	65.02	L38	N 28°28'50" W	157.79
L9	N 77°33'07" W	304.80	L39	N 28°28'50" W	1140.75
L10	N 61°01'21" W	201.31	L40	N 50°47'19" W	1188.04
L11	S 61°01'21" E	53.00	L41	S 59°57'48" E	1165.20
L12	N 54°13'22" E	108.13	L42	N 74°03'21" W	40.16
L13	N 43°13'41" W	417.78	L43	N 74°03'21" W	445.38
L14	N 43°13'41" W	16.86	L44	N 74°03'21" W	149.85
L15	N 68°40'00" W	35.05	L45	S 89°31'27" E	124.97
L16	N 68°40'00" W	22.09	L46	N 68°42'09" W	189.65
L17	N 85°49'48" W	107.84	L47	N 71°01'45" E	190.39
L18	S 83°39'55" W	236.18	L48	N 74°52'44" E	125.54
L19	S 86°42'58" W	87.51	L49	N 68°44'58" E	231.24
L20	N 82°43'59" W	118.15	L50	S 76°17'22" W	1164.69
L21	N 68°29'35" W	370.31	L51	N 67°47'53" E	1285.15
L22	N 46°23'42" W	106.02	L52	N 73°49'33" E	102.06
L23	N 27°52'15" W	565.99	L53	N 71°27'23" E	59.11
L24	N 26°24'32" W	138.01	L54	S 26°27'10" W	1178.55
L25	N 41°48'40" W	292.82	L55	S 07°40'49" W	1136.52
L26	N 47°02'16" W	180.56	L56	S 23°11'55" W	1144.88
L27	N 47°02'16" W	198.19	L57	S 18°01'07" W	293.98
L28	N 40°11'51" W	120.14	L58	S 39°38'09" W	271.39
L29	S 25°28'22" E	100.58	L59	S 39°39'09" W	172.03
L30	N 14°57'21" W	101.78	L60	N 18°01'07" E	301.27
			L61	N 23°11'55" E	1149.24
			L62	N 07°40'49" E	1135.06

LEGEND

- SUBJECT BOUNDARY LINE
- BUTTER OR RIGHT OF WAY LINE
- STONE WALL
- STREAM CHANNEL
- WETLANDS
- NOW OR FORMERLY
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- DECIDUOUS / CONIFEROUS TREE
- GRANITE MONUMENT FOUND
- IRON PIPE/ROD/REBAR FOUND
- DRILL HOLE FOUND
- 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE
- TEST PIT



NOTES:

- RECORD OWNER: MAINE WOODLAND PROPERTIES
- PARCEL DEED REFERENCE: SEE DEED FROM MAINE-LY TREES, INC TO MAINE WOODLAND PROPERTIES DATED DECEMBER 14, 2021 RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 4406, PAGE 1.
- ALL BOOK AND PAGE REFERENCES REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: TOWN OF TEMPLE, MAP R-2, LOT 2, AND MAP R-5, LOT 39.
- ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE WEST ZONE GRID NORTH.
- ELEVATIONS SHOWN ARE TIED TO NAVD88.
- BUILDING SETBACKS: 75' FROM EDGE OF BROOKS & STREAMS UNLESS PERMIT OBTAINED FROM MDEP. FRONT: 100' SIDE: 25' BACK: 25'
- EACH SUBDIVISION LOT IS TO BE SERVED BY ITS OWN SUBSURFACE WASTEWATER DISPOSAL AND INDIVIDUAL WELL.
- NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED IN A FLOOD HAZARD ZONE AS DEPICTED ON THE NATIONAL FLOOD INSURANCE RATE MAP, TOWN OF TEMPLE, FRANKLIN COUNTY, MAINE, COMMUNITY PANEL NUMBER 23062-005C.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT NECESSARILY DETERMINED BY THIS SURVEY.
- NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED OVER A SIGNIFICANT SAND OR GRAVEL AQUIFER AS DEPICTED ON MAINE GEOLOGICAL SURVEY'S SIGNIFICANT SAND AND GRAVEL AQUIFERS MAP OF THE MOUNT BLUE QUADRANGLE, MAINE, DATED JANUARY 2000.
- NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED WITHIN THE DIRECT WATERSHED OF A GREAT POND.
- WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC, ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION. THE WETLAND DELINEATION WAS LIMITED TO A PORTION OF THE PROPERTY AS SHOWN.
- WETLAND FLAGS AND STREAM CHANNELS WERE LOCATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED AVERAGE ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES INC RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.
- A VERNAL POOL ASSESSMENT WILL BE COMPLETED IN THE SPRING OF 2022 TO DETERMINE IF THERE ARE ANY SIGNIFICANT VERNAL POOLS LOCATED ON THIS PARCEL.
- PLAN REFERENCES: A.) GPS SURVEY OF LAND OF COOPERATIVE LAND COMPANY FOR WILLIAM TANNER, TEMPLE, FRANKLIN COUNTY, MAINE, PREPARED BY ACME ENGINEERING AND DESIGN, INC. DATED MARCH 2001. B.) STANDARD BOUNDARY SURVEY, PLAN FOR MONTRESS J. ROY, NORTH SIDE OF EDES ROAD, EASE SIDE OF HOLMAN ROAD, TOWN OF TEMPLE, FRANKLIN COUNTY, MAINE, DATED DECEMBER 14, 2000, PREPARED BY KACHNOWICH LAND SURVEYING, RECORDED AS PLAN #3741. C.) ORIGINAL LOT AND RANGE LINES OF TEMPLE, DATED 1807, RECORDED IN PLAN BOOK 119, PAGE 3. D.) PLAN OF MOUNTAIN VIEW WEST SUBDIVISION, EDED BROOK ROAD, HOLMAN ROAD, TEMPLE, MAINE, DATED APRIL 7, 2022, PREPARED BY JONES ASSOCIATES INC.

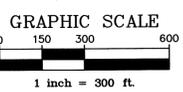
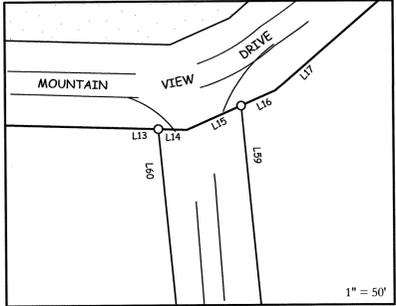
SUBDIVISION NOTE:

- THIS PARCEL OF LAND IS CONSIDERED A SEPARATE TRACT OF LAND FROM LAND ON THE NORTHEAST SIDE OF MOUNTAIN VIEW DRIVE, AND IS NOT CONSIDERED CONTIGUOUS FOR SUBDIVISION PURPOSES BASED ON THE DEFINITION OF A TRACT OR PARCEL OF LAND FOUND IN MAINE REVISED STATUTES TITLE 30-A SECTION 4401 "TRACT OR PARCEL OF LAND MEANS ALL CONTIGUOUS LAND IN THE SAME OWNERSHIP, EXCEPT THAT LANDS LOCATED ON THE OPPOSITE SIDES OF A PUBLIC OR PRIVATE ROAD ARE CONSIDERED EACH A SEPARATE TRACT OR PARCEL OF LAND UNLESS THE ROAD WAS ESTABLISHED BY THE OWNER OF LAND ON BOTH SIDES OF THE ROAD AFTER SEPTEMBER 22, 1971". THE ROAD SHOWN ON THIS PLAN AS MOUNTAIN VIEW ROAD IS A PRIVATE ROAD WHICH EXISTED PRIOR TO 1971.

APPROVAL

APPROVED BY THE TOWN OF TEMPLE PLANNING BOARD

CHAIRMAN	5/1/2022	DATE
	5/2/22	
	5/2/22	
	05.02.22	



CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, PARTS 1 & 2). EXCEPTION: PINS NOT SET AT ALL ROAD ANGLE POINTS

Michael A. Hartman
MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.



Franklin, ss. Registry of Deeds
Received May 6, 2022 at 9 h. 53 m. A M
Recorded in Plan-Book 6850 Page _____
Attest Marlene K. Bradley
Deputy Registrar

NO.	DATE	DESCRIPTION	BY
1.	4-20-22	ADDED ATV TRAVEL-WAY, REVISED LOT 2	MH
2.	4-25-22	REVISED LOT 1	MH

PLAN OF
MOUNTAIN VIEW WEST
SUBDIVISION
EDES BROOK ROAD, HOLMAN ROAD
TEMPLE, MAINE

PREPARED FOR: MAINE WOODLAND PROPERTIES
RECORD OWNER: 5210 PAYTOR LANE
SARASOTA, FL 32440

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants

PLAN DATE: 4/19/2022
SCALE: 1"=300'
PROJ. #: 21-075TM

280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235